

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JANUARY 16, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Frank A. de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District

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The meeting was called to order at 8:27 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Kelso MOVED TO NOMINATE THE FOLLOWING SLATE OF OFFICERS FOR 2002:

CHAIRMAN - PETER F. MURPHY, JR.  
VICE CHAIRMAN - JOHN R. BYERS  
SECRETARY - SUZANNE F. HARSEL  
PARLIAMENTARIAN - JANET R. HALL

Commissioners Koch and de la Fe seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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Chairman Murphy noted that a Planning Commission committee preference form had been distributed to Commission members. He asked that the forms be returned to Planning Commission staff by Wednesday, January 23, 2002.

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Commissioner Smyth announced that the Transportation Committee would meet on Wednesday, January 23, 2002 at 7:30 p.m. in the Board Conference Room.

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Commissioner Alcorn reminded the Commission that the Development Criteria Review Committee would meet on Thursday, January 17, 2002 at 6:30 p.m. in the Board Conference Room.

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2232A-Y00-3-2 - SPRINT PCS - Rt. 28 & I-66 (VDOT right-of-way)

Commissioner Koch MOVED THAT THE PROPOSED MODIFICATIONS BY SPRINT PCS, AT THE PREVIOUSLY APPROVED TELECOMMUNICATIONS SITE ON I-66 AND ROUTE 28 IN THE VDOT RIGHT-OF-WAY SHOULD BE CONSIDERED A "FEATURE SHOWN" OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Byers absent from the meeting.

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FS-Y01-64 - NEXTEL COMMUNICATIONS - 3901 Fair Ridge Drive

Commissioner Koch MOVED THAT WE FIND THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS FOR THE DOMINION VIRGINIA POWER TRANSMISSION POLE LOCATED AT THE ELECTRICAL SUBSTATION AT 3901 FAIR RIDGE, 12217 OX HILL ROAD, AS SET FORTH IN APPLICATION FS-Y01-64 IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

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FS-S01-63 - SPRINT PCS - 4201 Stringfellow Road

Commissioner Murphy MOVED THAT WE CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN ITEM FS-S01-63.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

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FSA-31-2 - VOICESTREAM WIRELESS - 6200 Wilson Boulevard

Commissioner Hall MOVED THAT WE FIND THIS APPLICATION, FSA-31-2, BY VOICESTREAM WIRELESS, WHERE THEY PROPOSED TO MODIFY THEIR TELECOMMUNICATIONS FACILITY LOCATED AT 6200 WILSON BOULEVARD IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION ON APRIL 6, 1995. THEREFORE IT IS RECOMMENDED THAT THE MODIFICATIONS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Byers absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. CODE AMENDMENTS (Tree Preservation)
2. S99-CW-2TR - OUT-OF-TURN PLAN AMENDMENT (Countywide Trails Map)

This order was accepted without objection.

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CODE AMENDMENTS - To consider proposed amendments to the *Code of the County of Fairfax*, Chapters 112 (Zoning Ord.) & 101 (Subdivision Ord.) & to the Public Facilities Manual to address issues related to tree preservation & planting & tree cover requirements. PUBLIC HEARING.

Commissioner Moon announced his intent to defer the decision on these amendments.

Mr. Michael Knapp, Director, Urban Forestry Division, Department of Public Works and Environmental Services, presented the staff report, including a 10-minute Power Point presentation outlining the proposed amendments. He noted that Attachment A of the staff report was a summary table of the amendments and that staff recommended approval of the language and illustrations contained in Attachments B through H of the staff report.

Mr. Knapp responded to questions from Commissioners Moon and Smyth regarding Sections 12-0806.3A and 12-0806.3F1 of the Public Facilities Manual Amendments concerning the removal and replacement of off-site trees. Commissioner Smyth related an instance in Providence District where problems arose with off-site tree replacements.

Chairman Murphy called the only listed speaker for this item and recited the rules for public testimony.

Ms. Rebecca Cate, 8119 Westchester Drive, Vienna, representing the Dunn Loring Improvement Association, suggested that the decision on these Code Amendments be delayed to allow citizens more time to review the recently-released proposal. She expressed her concern that there were many references to the authority of the Director of the Department of Public Works and Environmental Services to approve site plan modifications. She maintained that the Director was typically not involved in the negotiations between citizens, developers and planning staff and suggested that such references be deleted. (A copy of Ms. Cate's letter outlining her concerns is in the date file.)

In response to questions from Commissioner Smyth, Mr. Knapp explained that the proposal to reduce the minimum height of replacement trees from six feet to five feet was made to bring the County's regulations into conformance with State regulations. He added that staff, citizens, or Commissioners could request higher trees during proffer negotiations, but could not require them.

There were no further speakers and Mr. Knapp had no closing staff comments.

Commissioner Hall, noting that Commissioner Moon had announced his intention to defer decision, asked that staff provide the Commission with responses to each of the points raised in Ms. Cate's letter.

In response to questions from Commissioner Moon, Mr. Knapp said staff could return to the Commission next week with the information requested.

There being no further comments or questions, Chairman Murphy closed the public hearing and recognized Commissioner Moon for a deferral motion. (A verbatim transcript is in the date file.)

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Commissioner Moon MOVED TO DEFER, FOR DECISION ONLY, THE PROPOSED CODE AMENDMENTS DEALING WITH TREE PRESERVATION TO A DATE CERTAIN OF JANUARY 30, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Smyth seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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S99-CW-2TR - OUT-OF-TURN PLAN AMENDMENT - To consider a Comprehensive Plan amendment that would revise the "Countywide Trails Map" referenced in the Transportation element and delete the "Equestrian/Hiking System Component of the Countywide Trail Plan" by combining it with the Countywide Trails Plan Map. The Map provides guidance for development of a Countywide Non-motorized Transportation System.  
PUBLIC HEARING.

Prior to the presentation of the staff report, Commissioner Wilson distributed a memo that included a time line of significant dates and a form for proposing additional amendments to the Countywide Trails Plan Map. (A copy of the memo is in the date file.) She announced her intention to defer decision on this matter.

In response to questions from Commissioner Harsel regarding the scope of this amendment, Mr. Fred Selden, Director, Planning Division (PD), Department of Planning and Zoning (DPZ), explained that the amendment was a Countywide item and encompassed the entire trails network.

Mr. David Marshall, PD, DPZ, briefly presented the history of this amendment, noting that its purpose was to update the adopted Trails Plan Map and to be reflective of current planning requirements and trends, such as on-road bike trails. He noted that the changes proposed by the Non-Motorized Transportation (Trails) Committee were shown in the charts dated January 16, 2002 and accompanying maps, copies of which are in the date file. He then introduced Ms. Ann Bennett, Chairman of the Non-Motorized Transportation Committee.

Ms. Bennett stated her preference for the title "Trails Committee." She highlighted the major policy changes and discussed the process undertaken by the Committee to develop the recommended amendment. She explained that a large number of the trails had already been built and that the charts represented all of the planned trail segments, regardless of construction status or completion.

Chairman Murphy reminded the audience of the rules for public testimony and, in view of the long list, requested that speakers adhere to their time limits. He called the first listed speaker.

Mr. Al Francese, 6597 Rockland Drive, Clifton, representing Little Rocky Run Homeowners Association, made the following two recommendations:

- add the newly improved Little Rocky Run trail and bridge on Old Braddock Road in Sully District as a minor paved trail; and
- retain the current planned equestrian trail as equestrian or natural surface in lieu of the proposed major paved trail designation.

(A copy of Mr. Francese's statement is in the date file.)

S99-CW-2TR - OUT-OF-TURN PLAN AMENDMENT  
(Countywide Trails Map)

January 16, 2002

Ms. Jodi LeBlanc, 13829 Springstone Drive, Clifton, spoke in opposition to the proposed trail along the stream bed of Little Rocky Run between Compton Road and New Braddock Road. (A letter from Robert and Jodi LeBlanc is in the date file.)

Ms. Eleanor Weck, 660 Mine Ridge Road, Great Falls, representing the Great Falls Trail Blazers, concurred with the Trails Committee recommendations. (A copy of Ms. Weck's statement is in the date file.)

Mr. Ken Murphy, 13835 Springstone Drive, Clifton, expressed his objection to any changes to the trail along the stream bed of Little Rocky Run between Compton Road and New Braddock Road. (A copy of Mr. Murphy's statement is in the date file.)

Mr. Murphy responded to questions from Commissioner Wilson regarding his position.

Dr. James H. Fahs, 2927 Sayre Road, Fairfax, spoke in support of the proposed Countywide Trails Plan. He specifically discussed the need for more bike trails. (A copy of Dr. Fahs' statement is in the date file.)

Ms. Beverly Dickerson, 11003 Oakton Woods Way, Oakton, representing Hunters Valley Riding Club, supported the proposed changes and commented on the need for natural surface trails for equestrian use. (A letter from Ms. Dickerson is in the date file.)

Ms. Eleanor Anderson, 10106 Beach Mill Road, Great Falls, representing Great Falls Citizens Association, supported most of the changes proposed by the Trails Committee, but suggested more natural surface trails and fewer paved trails.

Mr. James Hart, 6504 Trillium House Lane, Centreville, complimented the Trails Committee for their hard work on this project. He spoke about the problems in getting trail segments connected through the development process, especially when developer request permission to escrow funds for trails rather than construct them. He explained that he generally opposed stone dust trails because typically the Virginia Department of Transportation (VDOT) would not accept them into their system for maintenance, resulting in failure of the trails due to lack of proper maintenance. He added that stone dust trails might sometimes be appropriate on flat, well-drained land, but did not hold up well on slopes of any kind.

In response to questions from Commissioner Wilson, Mr. Hart said he was not personally aware of any stone dust trails that had been accepted by VDOT, but that perhaps staff was more informed. Mr. Sheng-Jieh Leu, PD, DPZ, said the only one he knew of was along Hunter Mill Road, although he acknowledged that it was so overgrown with grass that the stone dust was almost impossible to detect. Mr. Hart said that proved his point about maintenance since the trail along Hunter Mill was obviously not properly maintained.

In response to a question from Commissioner Alcorn, Mr. Leu said that a stone dust trail was classified as a Type II trail in the Public Facilities Manual and was typically six feet wide with a two-foot shoulder on each side.

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(The Commission went into recess at 10:35 p.m. and reconvened in the Board Auditorium at 10:50 p.m.)

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Ms. Jody Bennett, 1459 Hunter View Farms, Vienna, representing the Hunter Mill Defense League, spoke about the efforts to have Hunter Mill Road designated as a Virginia By-way. She was opposed to an on-road bike trail along Hunter Mill Road.

In response to questions from Commissioner Alcorn, Mr. Leu explained that the Trails Committee was recommending an on-road bike trail along Hunter Mill Road. He added that an on-road bike trail could be a separate dedicated lane of pavement contiguous to automobile traffic or simply a sign designating the road as an on-road bike trail.

In response to a question from Commissioner DuBois, Mr. Bruce Wright, Hunter Mill District representative on the Trails Committee, stated that an on-road bike trail had to be a paved surface.

In response to a question from Commissioner Wilson, Ms. Bennett clarified that she was opposed to any additional pavement or widening of Hunter Mill Road to provide a bike trail.

Ms. Deborah Leser, 6208 Hidden Canyon Road, Centreville, and Sully District representative on the Trails Committee, explained that the genesis of the change from an equestrian trail along Little Rocky Run to a paved trail was the numerous requests from citizens in the area, including residents of Green Trails, Singleton's Grove and other communities north and south of the stream valley. She added that the process had been in the works for a long time and that she had received a letter from the Little Rocky Run Homeowners Association Board, dated October 10, 2000, indicating that the seven-member Board had voted 4 to 3 to oppose the trail without bringing the issue to the full association membership. She said that the Committee had recommended the change based on the best interests of the community as a whole. Ms. Leser explained that flexibility was built into the system with ample opportunity to deal with individual sites during the site plan approval process. She added that some citizens said there was no point in putting a trail on the plan if no funding source could be identified. She addressed this issue by saying that in some years and in some places there would be funding and in some years and in some places there would not, but that the Countywide Trails Plan and accompanying maps were needed now and in the future as well and trails would be completed as time and money allowed.

Ms. Robin Rentsch, 718 Springvale Road, Great Falls, representing the Great Falls Equestrian Society, noted that she was also the Dranesville District representative on the Trails Committee. She spoke about the need for equestrian trails and requested that recommendations for paving of two trails in the Dranesville District, one along Towlston Road from Leesburg Pike to Old Dominion Drive and another on Leigh Mill Road from Towlston Road to Difficult Run, be deleted and that those trails revert to their original designation of stone dust. In response to the maintenance issue previously raised, Ms. Rentsch said that the only maintenance needed for a stone dust trail was mowing. (A copy of Ms. Rentsch's statement is in the date file.)

Dr. Mack Rhoades, P. O. Box 7041, Alexandria, explained that he and the next speaker would be addressing the Huntington Stream Valley. He pointed out that Huntington had a lot of high density residential uses and a great need for recreational opportunities. He spoke about the efforts to revitalize the Huntington area.

Mr. Richard Hartman, 2109 Huntington Avenue, Alexandria, representing the Huntington Community Association, the Berkshire and Berkshire East Homeowners Associations, and the Hunting Creek Club, submitted a brochure describing the existing conditions in Huntington as well as design guidelines and uses envisioned for the proposed trail along Cameron Run from Telegraph Road to Route 1. (A copy of the brochure is in the date file.) He explained the three maps at the end of the brochure entitled:

- "Aerial View of Proposed Route"
- "Property Features in Huntington"
- "Regional Map of Surrounding Trails"

Commissioner Wilson noted that the changes shown in Mr. Hartman's presentation had been adopted by the Trails Committee in its recommendations.

Mr. Kevin Brugman, 6910 Trestle Court, Lorton, supported the recommendations for the Huntington Stream Valley Trail proposal outlined by Mr. Hartman.

Mr. Allen Muchnick, 980 N. Madison Street, Arlington, representing the Virginia Bicycling Federation, applauded the efforts of the Trails Committee and supported its recommendations. He concurred with the decision to designate trails by physical attributes, i.e., surfaces, rather than use. He especially supported on-road bikeways, noting that it was a common misconception that additional pavement was needed to create bike lanes. He pointed out that VDOT's current designs for existing and future multi-lane arterial streets often provided sufficient roadway for reconfiguring with bike lanes. (A copy of Mr. Muchnick's statement is in the date file.)

In response to questions from Commissioner Wilson, Mr. Muchnick said that bike lanes were needed most on Route 7 and Route 50. Commissioner Wilson encouraged him to complete one of the suggestion forms.



Mr. Mike Shannon, 7210 Laketree Drive, Fairfax Station, and Springfield District representative on the Trails Committee, supported the position of the Little Rocky Run Homeowners Association as presented by Mr. Francese. He submitted a letter for the record from Supervisor Elaine McConnell outlining her recommendations for changes to the Trails Plan in the Springfield District. (A copy of the letter is in the date file.)

Mr. James Laity, 2621 DePaul Drive, Vienna, supported the recommendations of the Trails Committee, especially the on-road bike lanes. (A copy of his statement is in the date file.)

Ms. Camille Klein, 1657 Beulah Road, Vienna, representing the Hunter Mill District Council, presented six specific recommendations for changes to the Trails Plan in the Hunter Mill District. (A copy of Ms. Klein's statement, including her recommendations, is in the date file.)

Mr. Warren Beam, 9530 Barkwood Court, Fairfax, expressed his support for on-road bike lanes, explaining that he used his bicycle daily for an approximately 30-mile round trip from Fairfax to Alexandria. He noted that the Route 395/Edsall Road interchange was particularly difficult to traverse. He stated that a three-foot bike lane was not needed, that 18 inches would be sufficient to keep bikes separated from automobiles.

Ms. Kathleen Hill, representing the Western Fairfax County Citizens Association, P. O. Box 357, Centreville, spoke about the Association's efforts in the process of formulating amendments to the Trails Plan. She supported the recommendations of the Trails Committee.

Mr. Bob Shaver, P. O. Box 7475, Fairfax Station, said that he was a native Northern Virginian and an avid biker. He applauded the efforts of the Trails Committee and supported its recommendations.

Mr. Mike Kennedy, 2701 Farmington Drive, Alexandria, said that he also was an avid biker. He spoke about the need for on-road bike lanes and bike trails and supported the Trails Committee's recommendations.

Ms. Judith Heisinger, 7401 Bull Run Drive, Centreville, representing the Bull Run Civic Association, commended the Trails Committees for its efforts and spoke about the need for equestrian trails.

Ms. Joe Anshien, 3309 Chicamuxen Court, Falls Church, supported the Trails Committee's recommendations, especially the bike trails. He noted that stone dust trails were not good bike routes.

Mr. John Brunow, 128A Church Street, NW, Vienna, concurred with previous speakers in support of bike trails and on-road bike lanes. He applauded the Trails Committee's efforts and supported its recommendations.

Ms. Carol Hawn, 6500 Harvest Mill Court, Centreville, representing the Land Use and Transportation Committee of the Sully District Council, supported the Trails Committee recommendations and opposed the second suggestion made by Mr. Francese regarding retention of the current recommendation for the Little Rocky Run Trail.

In response to questions from Commissioner Koch, Ms. Hawn confirmed that without a paved trail, the Little Rocky Run Stream Valley would be inaccessible to the disabled.

Mr. George Lehnigk, 3019 Oakton Meadows Court, Oakton, noted that the trail section through the Oakton area, along Jermantown Road and Blake Lane, was an on-road trail and suggested an alternate route from the Oak-Mar Recreation Center on Jermantown Road, down Miller Road, through the Hearthstone site, passing the future Oakton Library site, through the newly-acquired Corbalis parkland, crossing over to Angelica Run, over minor roads to Nottoway Park, and then southward to Vienna Metro.

Mr. Robert LeBlanc, 13829 Springstone Drive, Clifton, disagreed with Ms. Leser's account of the Little Rocky Run Homeowners Association position. He noted that the Commission had received numerous letters and e-mail messages from Little Rocky Run residents supporting the retention of the current trail designation rather than the Trail Committee's suggestion that it be upgraded to a major paved trail. He added that Ms. Leser referred to an October 10, 2000 letter, but that subsequent correspondence from the Association dated August 3, 2001 included a packet of letters reiterating its position of support for the current trail designation.

Chairman Murphy confirmed that the Commission had received the packet of letters.

Commissioner Koch, Mr. LeBlanc and Ms. Bennett discussed the possibility of moving the Little Rocky Run trail to the west side.

Commissioner Wilson thanked staff for their work with the Trails Committee and Mr. Marshall and Mr. Leu in particular for their efforts in assembling the documents for tonight's meeting.

There being no further speakers, closing staff remarks or comments and/or questions from the Commission, Chairman Murphy called upon Commissioner Wilson for a deferral motion.  
(A verbatim transcript is in the date file.)

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Commissioner Wilson MOVED THAT WE DEFER THE DECISION ONLY ON THE COMPREHENSIVE PLAN AMENDMENT FOR THE PROPOSED TRAILS PLAN TO A DATE CERTAIN OF FEBRUARY 20, 2002, WITH THE RECORD TO REMAIN OPEN UNTIL THAT DATE.

S99-CW-2TR - OUT-OF-TURN PLAN AMENDMENT  
(Countywide Trails Map)

January 16, 2002

Commissioner Hall seconded the motion which carried unanimously with Commissioner Byers absent from the meeting.

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The meeting was adjourned at 12:45 a.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: June 12, 2003

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission